



AGENDA REPORT

Meeting Date: May 7, 2013
Item Number: D-2
To: Honorable Mayor & City Council
From: William R. Crouch, AIA, NCARB, AICP, LEED (AP), Urban Designer
Subject: THREE RESOLUTIONS OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING THREE PROPERTIES AS LOCAL LANDMARKS AND PLACING THESE PROPERTIES ON THE LOCAL REGISTER OF HISTORIC PROPERTIES.

Attachments:

1. Criteria for Designating Local Landmarks
2. Resolution Designating the Locke House as a Local Landmark
3. Resolution Designating the Fox Wilshire – Saban Theatre as a Local Landmark
4. Resolution Designating City Hall as a Local Landmark
5. Recommendations of the Cultural Heritage Commission and Commission Staff Reports

RECOMMENDATION

The following three Local Landmark Nominations are being forwarded to City Council on the recommendation of the Cultural Heritage Commission and at the request of the property owners: (1) Locke House, 801 North Rodeo Drive; (2) Fox Wilshire – Saban Theatre, 8440 Wilshire Boulevard; (3) City Hall, 450 North Crescent Drive.

INTRODUCTION

Currently there are ten properties in the City of Beverly Hills recognized as local Landmarks. The Cultural Heritage Commission recommends that the City Council designate three additional historic properties as local historic resources through the City of Beverly Hills Historic Preservation Ordinance. Listing these properties on the City's Register of Historic Properties would recognize them as important to the history of the City and would allow the property owners to purchase and display a commemorative plaque following the City's guidelines. Additionally, designating these properties as local landmarks would give the City additional historic review of any future work done to each property, including renovations, additions, and any potential demolition.

BACKGROUND

The City's Historic Preservation Ordinance enables the City Council to designate local Landmarks.

Three historic properties have undergone the process for review of documentation by the City's historic consultant and have been deemed eligible as local landmarks. The Cultural Heritage Commission has the owners' full support in bringing each of these properties to City Council for designation as local Landmarks.

Resolutions attached to this report would designate the following properties as local Landmarks of the City. Properties Currently Proposed for Designation as Local Landmarks:

1. Locke House, 801 North Rodeo Drive

A large, two-story wood-frame single-family dwelling with a gracious setback from Rodeo Drive. The property uniquely epitomizes the Arts and Crafts movement in its Craftsman style design, features and configuration, including: gable roofs with overhanging eaves and exposed rafters; casement and double-hung wood-frame windows with wide, flat wood surrounds and dimensional sills. No major alterations are evident on those elevations visible from the public right-of-way. Other alterations appear to have been changes sympathetic to the property's overall historic character and unique architectural qualities and have not significantly compromised the dwelling's important character-defining features.

2. Fox Wilshire – Saban Theatre, 8440 Wilshire Boulevard

A 2500-seat theater designed by Master Architect S. Charles Lee, which has been the site of numerous film premieres, engagements, live concerts, and touring Broadway shows. The iconic exterior of the building features simple Art Deco ornamentation and a central office tower. The largely intact interior of the theater features a columned two-story rotunda lobby, spacious orchestra and balcony level seating for 2,000, and silver, gold and black proscenium and organ screens.

3. City Hall, 450 North Crescent Drive

Constructed in 1931-1932, Beverly Hills City Hall is an H-shaped building designed in the Spanish Renaissance style. It is nearly symmetrical in massing and appearance, with a central, three-story-plus-basement block topped by a tower rising

an additional five stories, flanked by one- and two-story wings. Character-defining features include:

- Exterior finished with cement plaster and extensively ornamented with architectural terra cotta;
- A dome of glazed tile topped with a gold-trimmed cupola;
- Wrought iron grilles on selected windows and double bronze entry doors;
- Interior of preserved historic public spaces and compatibly designed remodeled spaces;
- Interior materials include terrazzo floors, marble baseboards, travertine walls, wormy chestnut paneling, and ornately beamed, coffered and painted ceilings.

DISCUSSION

At the City Council Study Session on December 4, 2012, the City Council moved to initiate nomination proceedings for Beverly Hills City Hall at 450 N. Crescent Drive to be included on the Local Register of Historic Properties. The City's historic consultant, Jan Ostashay, completed a full review of documentation for City Hall for eligibility as a local landmark and determined that the property meets the City's criteria for designation.

The Cultural Heritage Commission (CHC) initiated nomination proceedings for the other two properties and requested a Landmark assessment report be prepared in each case to determine if the properties met the City's criteria for designation as local Landmarks based on the criteria provided in the chart on the following page. The Fox Wilshire – Saban Theatre was originally initiated by the CHC on September 4, 2012, and the Locke House on January 9, 2013.

On April 10, 2013 the Cultural Heritage Commission considered Landmark Assessment Reports for the three properties along with other evidence, and recommended that the City Council designate the properties as local Landmarks and include them on the City's Register of Historic Places.

Designation of a Landmark requires that three of the City's Landmark criteria be met: A, B, and C. Criterion A has six possible qualifiers and at least two of those qualifiers must be met for each property. A listing of all of the criteria and explanation of how each property satisfies specific criteria (as documented in the respective Historic Assessment Report for each property) is outlined below.

Criteria Satisfied for Local Landmark Designation			
Criterion	Locke House	Fox Wilshire – Saban Theatre	City Hall
A.1 Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community	<p>Yes</p> <p>Retains sufficient contextual and architectural integrity to physically exemplify the early residential development and architectural history of Beverly Hills. The property manifests the cultural, social, and economic history of the upscale Beverly Hills tract north of Santa Monica Blvd.</p>	<p>Yes</p> <p>Associated with the cultural and recreational history of the City. Has been a preferred location for film premieres, engagements, and live theatrical performances.</p>	<p>Yes</p> <p>Is the seat of local government and associated with period of growth that cemented BH's character and reputation as a small, well-to-do, independent city.</p>
A.2 The property is directly associated with the lives of Significant Persons important to national, state, City of local history	<p>Yes</p> <p>Connected with 4 persons of note: 1) Edmund Locke, 2) Elizabeth Locke, 3) Joseph P. Kennedy, 4) Edwin Blum.</p> <p>Meets criterion because of its direct association with Edmund Locke, Beverly Hills' first City Recorder (judge) and person of importance in early local history.</p>	<p>No</p>	<p>No</p> <p>Not associated with one person or group; cumulative efforts of numerous persons in the community.</p>

Criteria Satisfied for Local Landmark Designation			
Criterion	Locke House	Fox Wilshire – Saban Theatre	City Hall
A.3 Embodies the distinctive characteristics of a style, type, period, or method of construction	Yes Excellent example of a Craftsman style residence with a high level of craft and architectural detailing	Yes Designed in the Art Deco style to reinforce the corporate Fox Theater image. It is a distinctive and unique property type in the City.	Yes Excellent example of the “modified Spanish Renaissance” style
A.4 Represents a notable work of a person included on the City’s List of Master Architects and possesses high artistic or aesthetic value	Yes Designed by Frank M. Tyler, who is not included on the List at this time, but is recognized for his body of work in Los Angeles	Yes Designed by master architect Charles S. Lee	Yes Representative of the work of Koerner and Gage, an architectural firm on the List
A.5 The property has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City or community	No	No	No
A.6 The property is listed or has been formally determined to be eligible by the National Parks Service for listing on the National Register of Historic Places, or is listed or has been formally determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources	No	Yes Is formally listed on the National Register.	Yes Is listed on the California Register. Has been formally determined eligible for listing in the National Register.

Criteria Satisfied for Local Landmark Designation			
Criterion	Locke House	Fox Wilshire – Saban Theatre	City Hall
B Retains integrity of location, design, setting, materials, workmanship, and association	Yes Period of significance is 1914. Exterior maintains exceptional historical integrity of design.	Yes Retains sufficient historical integrity from its period of significance (1930)	Yes Period of significance is 1932. Character-defining features of the site, location, exterior, and public interior spaces are maintained.
C Is of significant architectural value to the community, beyond its simple market value, and its designation as a Landmark is reasonable, appropriate, and necessary to promote, protect, and further the goals and purpose of the Ordinance	Yes Remarkable architecture, association with community's early residential development history, and City's architectural heritage.	Yes Has exceptional significant architectural value to the community.	Yes Has historic value for its unique role in the City's history and contribution to the city's architectural heritage.

All three properties meet the necessary requirements for local landmark designation. With City Council designation, the three properties would be placed on the Local Register of Historic Properties in the order of the years which they were originally constructed:

Property Name	Proposed Local Landmark Designation
The Locke House, 1914	No. 11
Fox Wilshire – Saban Theatre, 1930	No. 12
City Hall, 1932	No. 13

General Guidelines and Standards for Proposed Changes to Historic Buildings Listed on the Local Register

Given the ongoing need of property owners to adapt to changing needs, it is important to consider the effect of any historic registry listings on the functional activities of properties.

The Secretary of the Interior's (SOI) Standards for Rehabilitation have purposefully been crafted to allow maximum flexibility for historic buildings to be adapted over time to meet changing needs in a way that allows ongoing functionality of historic buildings without unnecessarily destroying historic fabric. There are ten guiding Standards to be applied in the rehabilitation of historic properties.

The SOI Standards for "rehabilitation" assume that at least some repair or alteration of a historic building will be needed over time in order to provide for efficient contemporary use; however, these repairs and alterations must not damage or destroy original materials, features or finishes (known as "character-defining features") that are important in preserving the building's historic character. These Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The effect therefore of any listing onto the City's Historic Register of Historic Properties would not be to freeze a building in time with no opportunity for future adaptations, but rather to provide reasonable guidelines to inform any future alterations, additions and/or adaptations in a way that allows for change without destroying historic integrity.

GENERAL PLAN CONSISTENCY

Designation of the three properties as local historic landmarks is consistent with the objectives, principles, and standards of the General Plan, including General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources," which encourages designation of local Landmarks.

ENVIRONMENTAL DETERMINATION

Designation of the Locke House, Fox Wilshire – Saban Theatre, and City Hall as local historic landmarks was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that the landmark designations and the inclusion of the three properties would not have a significant environmental impact and are exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that designation will have a significant effect on the environment, as no specific development is authorized by the resolutions, and any future development would require separate environmental analysis when the details of such proposals are known. Further, the landmark designation of the properties is an action of the City to protect and preserve historic resources.

PUBLIC COMMENT

As required by the City's Historic Preservation Ordinance, notice of the public hearing for consideration of landmark designation by City Council was provided to the property owners of

the two private properties and to the City Manager's Office for City Hall (City-owned property). As of the writing of this agenda report, no public comments have been received.

Notice of the Cultural Heritage Commission's public hearings to consider the properties for landmark nomination was provided to the property owners of the two private properties and to the City Manager's Office for City Hall (City-owned property). No public comments were provided during the public comment periods.

FISCAL IMPACT

There are no fiscal impacts associated with this report.

Susan Healy Keene, AICP, Director of Community
Development


Approved By _____